

ENROLLED ORDINANCE 160-95

AMEND THE TOWN OF VERNON DISTRICT ZONING MAP OF THE WAUKESHA COUNTY ZONING CODE FOR THE TOWN OF VERNON BY CONDITIONALLY REZONING CERTAIN LANDS LOCATED IN PART OF THE NW ¼ OF THE NE ¼ OF SECTION 36, T5N, R19E, TOWN OF VERNON, FROM THE A-5 MINI FARM DISTRICT TO THE R-1A RESIDENTIAL DISTRICT (CZ-1597)

WHEREAS the subject matter of this Ordinance having been duly referred to and considered by the Waukesha County Park and Planning Commission, after Public Hearing, and the giving of requisite notice of said hearing, and a recommendation for approval thereon reported to the Land Use, Parks and Environmental Committee, and the Waukesha County Board of Supervisors, Waukesha County, Wisconsin, as required by Section 59.69 of the Wisconsin State Statutes.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA DOES ORDAIN that the Town of Vernon District Zoning Map of the Waukesha County Zoning Code, Waukesha County, Wisconsin, adopted by the Waukesha County Board of Supervisors, on February 26, 1959, is hereby amended to conditionally rezone certain lands from the A-5 Mini Farm District to the R-1a Residential District, located in part of the NW ¼ of the NE ¼ of Section 36, T5N, R19E, Town of Vernon, and more specifically described in the "Staff Report and Recommendation" and map on file in the office of the Waukesha County Department of Parks and Land Use, and made a part of this Ordinance by reference (CZ-1597), subject to the following conditions:

1. A maximum of five (5) parcels shall be permitted, including the parcel that contains the existing house and garage.
2. All newly created parcels must comply with the dimensional requirements of the R1-a Residential District as defined in the Waukesha County Zoning Code.
3. The driveway serving the existing residence must be relocated by June 1, 2006 in order to provide ingress/egress to Lot 1 from Kelsey Drive unless documentation from the State of Wisconsin Department of Transportation is provided to Waukesha County indicating that access will continue to be permitted from Lot 1 to S.T.H.164.
4. All lots must comply with the "Waukesha County Code of Ordinances Regulating Private Onsite Sewage Disposal Systems."
5. All Certified Survey Maps must be submitted to and approved by Waukesha County Parks and Land Use Staff along with any community exercising extra-territorial land division review authority.
6. The pending amendment to the Town of Vernon Land Use plan for the subject property, which was recommended for approval by the Town Plan Commission, must be approved by the Town Board prior to approval of the proposed rezoning.
7. Professional fees. Petitioner shall, on demand, reimburse the Town of Vernon for all costs and expenses of any type that the Town incurs in connection with this development,

including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions. **This provision is enforceable by the Town only.**

8. Payment of Charges. Any unpaid bills owed to the Town of Vernon by the Subject Property Owner or his or her agents, tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval. **This provision is enforceable by the Town only.**

BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of this Ordinance with the Town Clerk of Vernon.

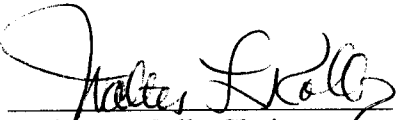
BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon passage, approval and publication.

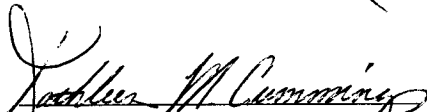
BE IT FURTHER ORDAINED that all Ordinances inconsistent with or in contravention of the provisions of this Ordinance are hereby repealed.

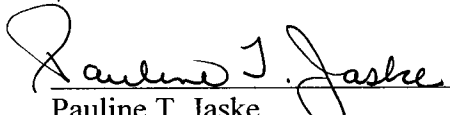
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OF SECTION 36, T5N, R19E, TOWN OF VERNON, FROM THE A-5 MINI
FARM DISTRICT TO THE R-1A RESIDENTIAL DISTRICT (CZ-1597)

Presented by:

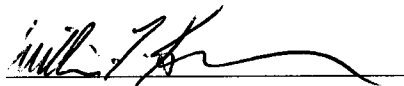
Land Use, Parks, and Environment Committee


Walter L. Kolb, Chair


Kathleen M. Cummings


Pauline T. Jaske



Scott J. Klein


Bill Kramer

Absent
Daniel Pavelko

Absent
Vera Stroud

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County,
Wisconsin, was presented to the County Executive on:

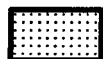
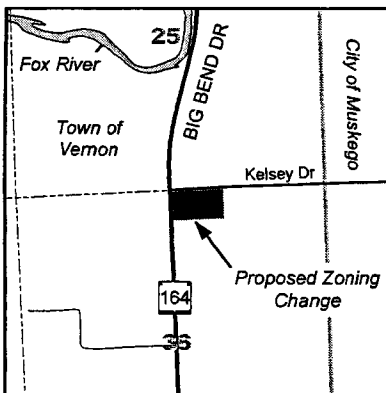
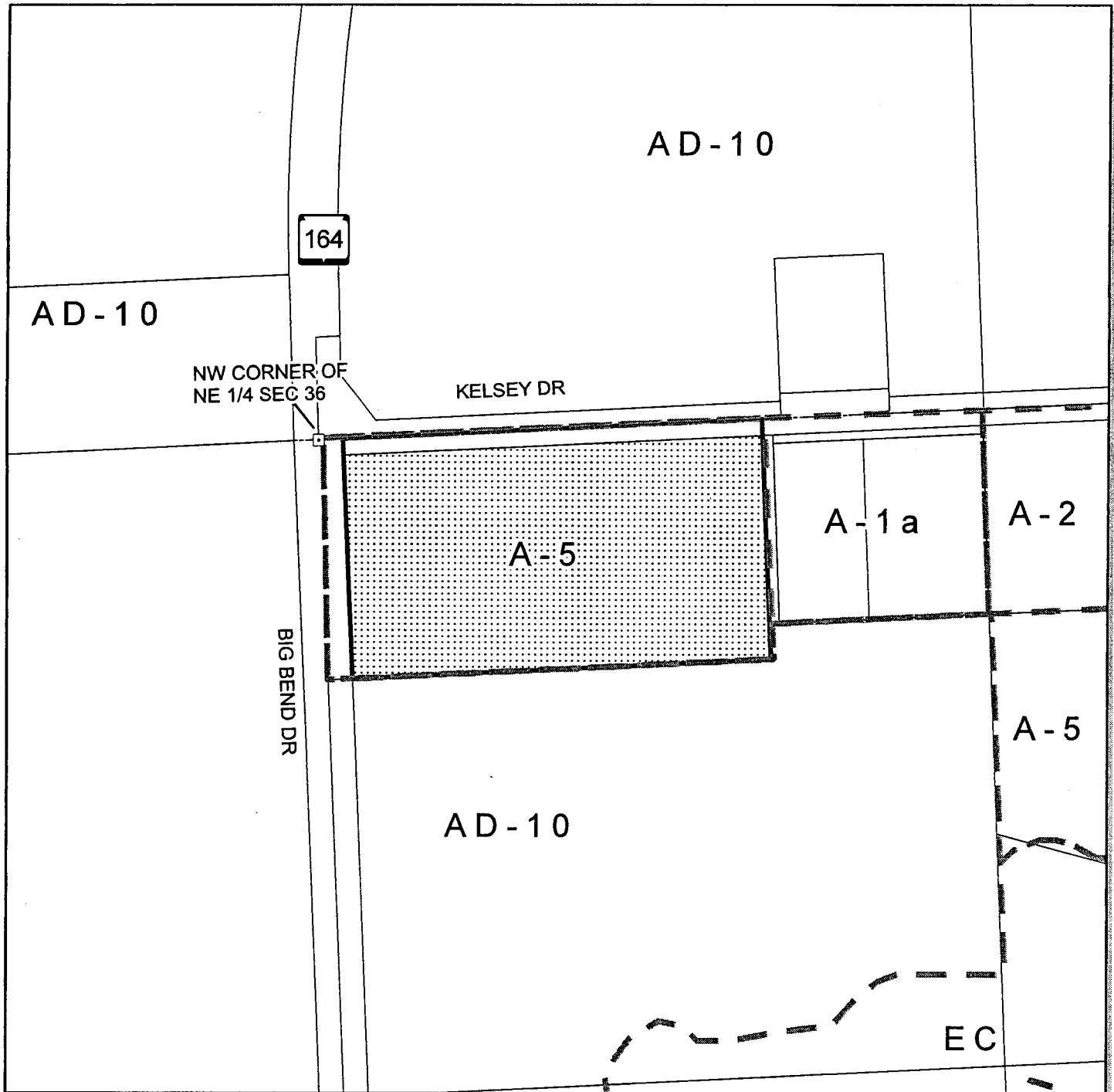
Date: 1/27/06, 
Kathy Nickolaus, County Clerk

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County,
Wisconsin, is hereby:

Approved: 
Vetoed: _____
Date: 1/27/06, Daniel P. Vrakas, County Executive

ZONING MAP AMENDMENT

PART OF THE NE 1/4 OF SECTION 36
TOWN OF VERNON



CONDITIONAL ZONING CHANGE FROM A-5 MINI-FARM DISTRICT
TO R-1a RESIDENTIAL DISTRICT

FILE.....CZ-1597

DATE.....11-17-05

AREA OF CHANGE.....8.8 ACRES

TAX KEY NUMBER.....VNT 2157.996



1 inch equals 300 feet

0 50 100 200 300 Feet

Prepared by the Waukesha County Department of Parks and Land Use

160-0-098

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-01/24/06

(ORD) NUMBER-1600098

1 K. HERRO.....AYE
3 D. STAMSTA.....AYE
5 J. MARCHESE.....AYE
7 J. JESKEWITZ.....AYE
9 P. HAUKOHL.....AYE
11 K. HARENDA.....AYE
13 J. MORRIS.....AYE
15 D. SWAN.....AYE
17 J. BEHREND.....AYE
19 W. MITCHELL.....AYE
21 W. KOLB.....
23 J. TORTOMASI.....AYE
25 K. CUMMINGS.....AYE
27 D. PAULSON.....AYE
29 T. BULLERMANN.....AYE
31 V. STROUD.....
33 D. PAVELKO.....AYE
35 C. SEITZ.....AYE

2 R. THELEN.....AYE
4 R. HUTTON.....AYE
6 D. BROESCH.....AYE
8 J. DWYER.....AYE
10 S. WOLFF.....AYE
12 B. RONCKE.....AYE
14 A. KALLIN.....AYE
16 R. MANKE.....AYE
18 B. MORRIS.....AYE
20 M. KIPP.....AYE
22 G. BRUCE.....AYE
24 B. KRAMER.....AYE
26 S. KLEIN.....AYE
28 P. JASKE.....AYE
30 K. NILSON.....AYE
32 P. GUNDRUM.....AYE
34 R. SINGERT.....AYE

TOTAL AYES-33

TOTAL NAYS-00

CARRIED_____

DEFEATED_____

UNANIMOUS X

TOTAL VOTES-33